

3-54: CONDOMINIUM PROJECTS

The owner or owners of real property may construct a new condominium project or convert existing land and/or structures into a condominium project by complying with the provisions of Chapter 57-8 of the Utah Code Annotated 1953, as amended, and the regulations of this ordinance.

A. MINIMUM REQUIREMENTS

Whereas the requirements of this section shall be the minimum requirements for the preparation, submission, and the recording of plats, survey maps, and supporting documents and declarations, the Planning Commission and/or County Commission may require an increased standard to insure that the development will mesh harmoniously with the uses permitted in the surrounding zone and developments.

B. PERMITTED USES

Uses permitted within a condominium project shall be limited to those specifically permitted within a zone in which the project is located.

C. APPROVAL PROCEDURE

Any owner or owners of real property wishing to develop a new condominium project, or desiring to convert existing land and/or structures into a condominium project, shall follow the procedure for large scale developments commencing with zoning section 6-1.

D. STANDARDS

In addition to the standards as set forth in Chapter 57-8 of the Utah Code Annotated 1953, as amended, condominium projects shall:

1. Conform to the large scale developments standards and requirements, if said project also qualifies as a large scale development; or
2. Conform with the requirements and standards of the zone in which the property is located, and the documentation for large scale developments, if the condominium project does not qualify as a large scale development.

E. VIOLATION

It shall be unlawful to record any record of survey map or declaration of a condominium project in the office of the County Recorder unless the same shall bear thereon signatures witnessing final approval of the Planning Commission and County Commission, and any record of survey map or declaration so recorded without such approval shall be null and void. Any owner or agent of any owner of real property which is contained within a condominium project as defined by this ordinance who sells or otherwise transfers any parcel of land, structure, or other condominium unit in such condominium project before obtaining final approval by the Planning Commission and County Commission, and recording the survey map and declaration in the office of the Utah County Recorder, shall be guilty of a separate violation of this ordinance for each lot, parcel of land, structure, time unit, or other

condominium unit so sold.